030.0	0004	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	921,600	/	921,600
USE VALUE:	921,600	/	921,600
ASSESSED:	921,600	/	921,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABBRUZZESE ANNE MARIE/LIFE EST
Owner 2:	VILLANDRY ROSEMARIE T & ASHLEY
Owner 3:	TRS/ 63 TUFTS ST REALTY TRUST
Street 1:	63 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VILLANDRY PETER V &ROSEMARIE T -
Owner 2:	ABBRUZZESE ANNE MARIE/LIFE EST -
Street 1:	63 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2946 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	465,600		456,000	921,600
Total Card	0.115	465,600		456,000	921,600
Total Parcel	0.115	465,600		456,000	921,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.84 | /Parcel: 312.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	21210
GIS Ref	
GIS Ref	
Insp Date	08/19/17

!2547!

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	465,600	0	5,000.	456,000	921,600	921,600	Year End Roll	12/18/2019
2019	101	FV	348,600	0	5,000.	484,500	833,100	833,100	Year End Roll	1/3/2019
2018	101	FV	348,600	0	5,000.	353,400	702,000	702,000	Year End Roll	12/20/2017
2017	101	FV	348,600	0	5,000.	307,800	656,400	656,400	Year End Roll	1/3/2017
2016	101	FV	348,600	0	5,000.	262,200	610,800	610,800	Year End	1/4/2016
2015	101	FV	339,900	0	5,000.	256,500	596,400	596,400	Year End Roll	12/11/2014
2014	101	FV	339,900	0	5,000.	210,900	550,800	550,800	Year End Roll	12/16/2013
2013	101	FV	339,900	0	5,000.	200,600	540,500	540,500		12/13/2012

PRINT

Date	Time
12/10/20	17:56:22

LAST REV

Date	Time
04/03/19	11:18:23
danam	
2547	

USER DEFINED

Prior Id # 1:	21210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VILLANDRY PETER	1057-71		12/4/2012	Convenience	1	No	No		
ABBRUZZESE ANNE	1057-71		8/1/2012	Convenience	1	No	No		
ABBRUZZESE ANNE	1057-71		10/24/2002	Convenience	100	No	No		
ABBRUZZESE ANNE	1057-71		12/27/1993	Convenience	100	No	No		
ABBRUZZESE HENR	1057-71		5/1/1989	Convenience	229,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2018	1643	Siding	26,000	C				
3/2/2016	219		8,000	C				
10/26/2012	1432	Manual	584	C				
9/18/2012	1178	Re-Roof	8,750	C				
4/18/2012	499	Manual	2,467					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/26/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	EMK	Ellen K
3/25/2009	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	264	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06932902
Const Adj.:	1.00151253
Adj $ / SQ:	133.868
Other Features:	103030
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572046
Depreciation:	106401
Depreciated Total:	465646

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

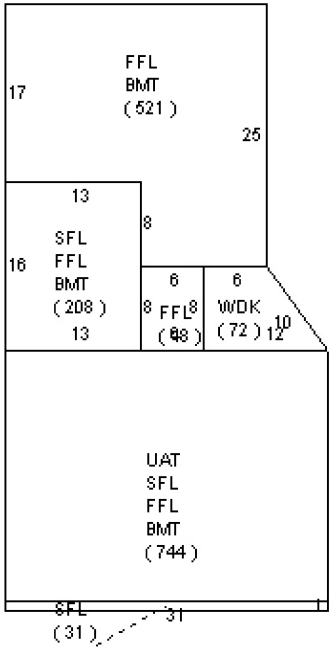
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.26
Special Features:	0	Val/Su Net:	109.94
Final Total:	465600	Val/Su SzAd	185.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,521	133.870	203,614
BMT	Basement	1,473	47.990	70,692
SFL	Second Floor	983	133.870	131,593
UAT	Upper Attic	186	53.550	9,960
WDK	Deck	72	16.020	1,154

Net Sketched Area:	4,235	Total:	417,013
Size Ad	2504	Gross Are	4793	FinArea	2946
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

030.0-0004-0016.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	